



181 Old Fort Road, Shoreham Beach, BN43 5HL

- Premier location
- Four first floor bedrooms
- Three reception rooms
- En suite to master bedroom
- South facing balcony
- Double garage
- Access to Old Fort
- Excellent condition throughout

£750,000

Freehold

01273 454511





### **LARGE ENTRANCE PORCH**

Fully enclosed via double glazed triple aspect windows, further double glazed door leading to:

### **SPACIOUS ENTRANCE HALL**

Good sized under stairs storage cupboard, radiator, feature Karndean flooring, stairs rising to first floor, doors to:

### **LOUNGE**

21' x 12' 4" (6.4m x 3.76m) Double glazed sliding doors to front, Karndean flooring, inset contemporary fire, two double radiators, coved ceiling, opening to:

### **DINING ROOM**

12' 8" x 9' 3" (3.86m x 2.82m) Double glazed window to rear, radiator, Karndean flooring, coved ceiling, door



leading to:

### **SITTING ROOM**

15' 6" x 9' 5" (4.72m x 2.87m) Double glazed French doors with matching side lights to rear overlooking and leading to rear garden, radiator, Karndean flooring.

### **KITCHEN**

11' 2" x 11' 0" (3.4m x 3.35m) Contemporary matching range of white high gloss handle free, floor drawer and wall mounted units with under unit illumination and contrasting feature Quartz work tops with matching upstands incorporating; inset Franke Kobus sink unit, inset four ring induction hob with concealed extractor over, wall mounted oven and microwave oven, integral dishwasher, integral waste bin, integral fridge freezer, matching breakfast bar, feature coloured glass splash



backs, Karndean flooring, inset ceiling spot lighting, double glazed window to front, doorway to:

### **UTILITY ROOM**

Double glazed window to side, space and plumbing for washing machine, wall mounted storage shelves, double glazed door to rear garden and door leading to:

### **GROUND FLOOR CLOAKROOM**

Double glazed frosted window to rear, low level WC, vanity wash hand basin, part tiled walls, inset ceiling spot lighting, radiator.

### **LANDING**

Coved ceiling, fitted cupboard, doors to:

### **BEDROOM 1**

16' 8" x 11' 6" (5.08m x 3.51m) Double glazed sliding doors leading out onto south facing balcony offering delightful sea views, double glazed window to side, radiator, fitted wardrobes, hatch to loft void, door leading to:

### **ENSUITE SHOWER ROOM**

Modern fitted white suite with chrome fittings incorporating; shower cubicle housing wall mounted thermostatic controls and shower head, vanity wash hand basin with mixer tap and storage cupboards below, low level WC with concealed cistern, storage cupboard, heated towel rail, double glazed frosted window to rear.

### **BEDROOM 2**

12' 1" x 10' 4" (3.68m x 3.15m) Double glazed window to front offering stunning sea views, radiator, fitted wardrobes.

### **BEDROOM 3**

20' x 8' 8" (6.1m x 2.64m) Double glazed window to rear offering views towards the harbour, double radiator, coved ceiling.

### **BEDROOM 4**

9' x 6' 1" (2.74m x 1.85m) Double glazed window to rear offering views towards the harbour, radiator, coved ceiling.

### **REFITTED BATHROOM**

Modern fitted white suite with chrome fittings incorporating; 'L' shaped panelled shower/bath with glass screen and wall mounted thermostatic controls and shower head, vanity wash hand basin with mixer tap and storage cupboard under, low level WC with concealed cistern, heated towel rail, majority tiled walls, inset ceiling spot lighting, double glazed frosted window to rear.

### **REAR GARDEN**

Decked area with up lighters leading from rear of property with the remainder laid to low maintenance paving boasting well stocked raised flower borders. Rear access to the garage and Old Fort, gate to a private paved courtyard garden.











### **DOUBLE GARAGE**

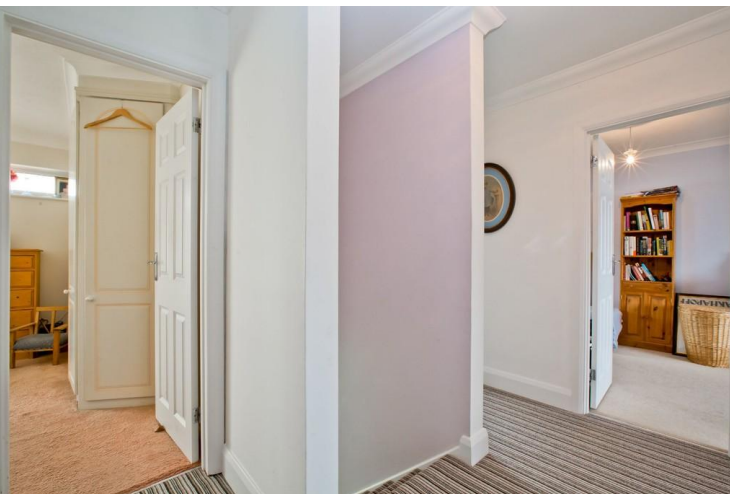
Double garage with up and over door access via Forthaven.

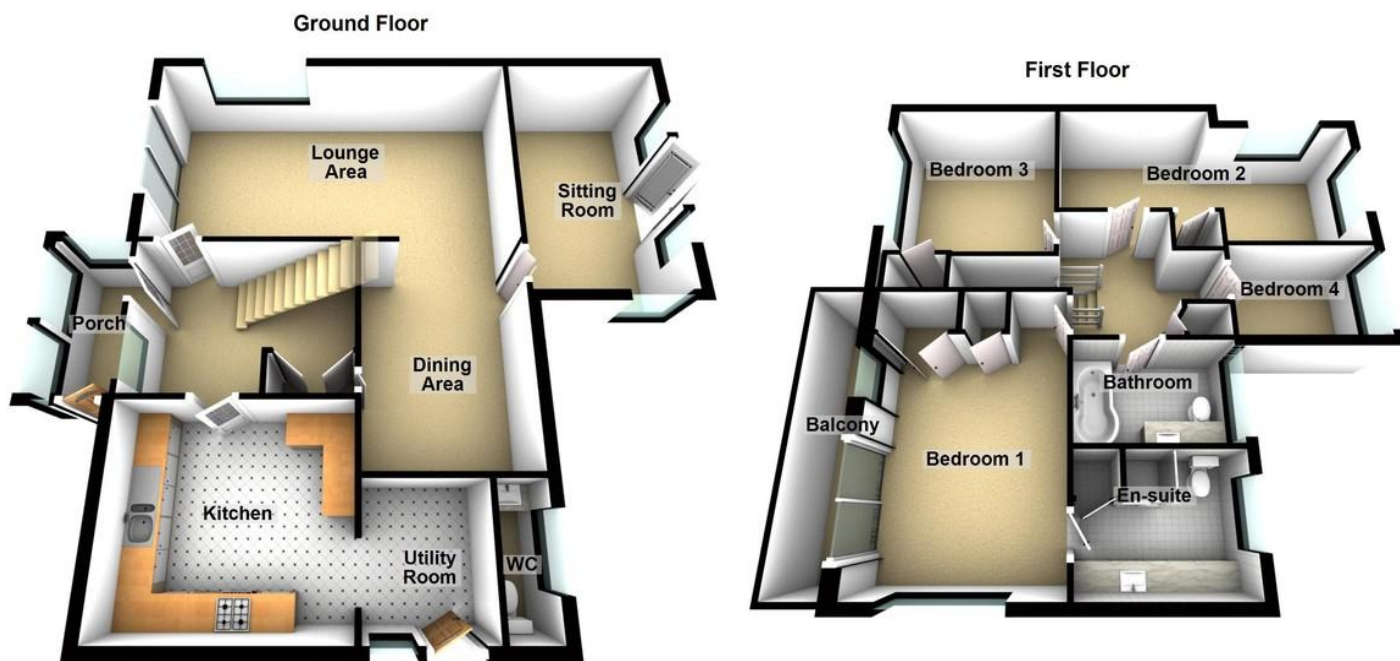
### **FRONT GARDEN**

Laid lawn with flower and shrub borders and path leading to front entrance.









For illustrative purposes only. Not to scale.  
Plan produced using PlanUp.

### COUNCIL TAX BAND

Tax band F

### TENURE

Freehold

### LOCAL AUTHORITY

Adur District Council

### OFFICE

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Please contact your local office who would be pleased to offer a FREE, no obligation market appraisal of your property.